

009.A

0002

0025.1

Map

Block

Lot

1 of 1

Condominium

CARD

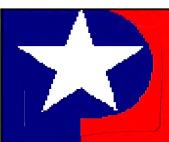
ARLINGTON

Total Card / Total Parcel

1,092,200 / 1,092,200

USE VALUE: 1,092,200 / 1,092,200

ASSESSED: 1,092,200 / 1,092,200


**Patriot**  
 Properties Inc.

## PROPERTY LOCATION

No	Alt No	Direction/Street/City
25		LINWOOD ST, ARLINGTON

## IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
102	0.000	1,085,700	6,500		1,092,200	
Total Card	0.000	1,085,700	6,500		1,092,200	Entered Lot Size
Total Parcel	0.000	1,085,700	6,500		1,092,200	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	373.40	/Parcel: 373.40	Land Unit Type:

User Acct

314063

GIS Ref

GIS Ref

Insp Date

07/19/18

!15922!

## USER DEFINED

Prior Id # 1: 7940

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

Prior Id # 1:

Prior Id # 2:

Prior Id # 3:

ASR Map:

Fact Dist:

Reval Dist:

Year:

LandReason:

BldReason:

CivilDistrict:

Ratio:

## OWNERSHIP

Unit #: 1

Owner 1: WEINBERG JOSHUA A &amp; MARNIE A

Owner 2:

Owner 3:

Street 1: 25 LINWOOD ST UNIT 1

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry Own Occ: Y

Postal: 02474 Type:

## PREVIOUS OWNER

Owner 1: GREENSIGN LLC -

Owner 2: -

Street 1: 659 MASS AVE

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo TnHs. Building built about 1880, having primarily Asbestos Exterior and 2925 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 7 Rooms, and 3 Bdrms.

## OTHER ASSESSMENTS

Code Descrip/No Amount Com. Int

**EXTERIOR INFORMATION**

Type:	8 - Condo TnHs.
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	5 - Asbestos
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	2 - Slate
Color:	GREEN
View / Desir:	W20 - WATER 20

**BATH FEATURES**

Full Bath:	2	Rating: Very Good
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Very Good
A HBth:		Rating:
OthrFix:		Rating:

**COMMENTS**

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**SKETCH**

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**RESIDENTIAL GRID**

1st Res Grid	Desc: Line 1	# Units	1
Level	FY LR DR D K FR RR BR FB HB L O		
Other			
Upper			
Lvl 2			
Lvl 1			
Lower			
Totals	RMS: 7	BRs: 3	Baths: 2 HB: 1

UnSketched SubAreas:  
GLA: 2925,

**GENERAL INFORMATION**

Grade:	B+ - Good (+)
Year Blt:	1880
Eff Yr Blt:	2012
Alt LUC:	
Alt %:	
Jurisdict:	G14
Fact:	.
Const Mod:	
Lump Sum Adj:	

**INTERIOR INFORMATION**

Avg Ht/FL:	STD
Prim Int Wal:	2 - Plaster
Sec Int Wall:	8 - Plyw Panel 10 %
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	%
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	2 - Gas
Heat Type:	1 - Forced H/Air
# Heat Sys:	1
% Heated:	100 % AC: 100
Solar HW:	NO Central Vac: NO
% Com Wal	% Sprinkled

**DEPRECIATION**

Phys Cond:	VG - Very Good	2.1 %
Functional:		%
Economic:		%
Special:		%
Override:		%

**REMODELING**

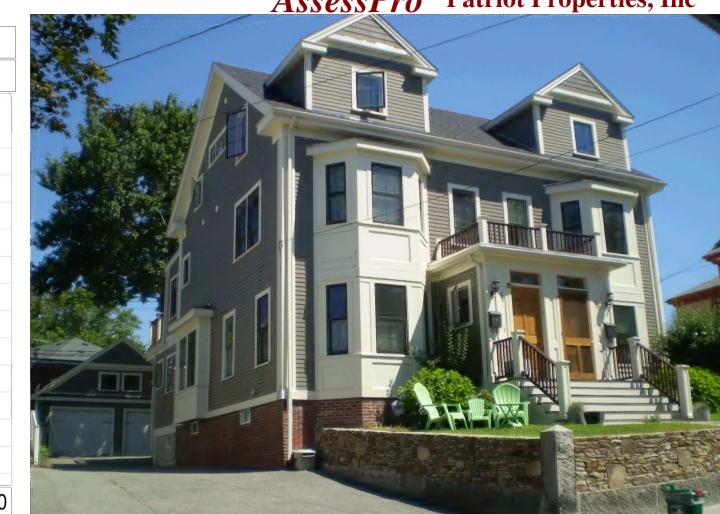
Exterior:	No Unit	RMS	BRS	FL
Interior:	1	7	3	
Additions:				
Kitchen:				
Baths:				
Plumbing:				
Electric:				
Heating:				
General:				
Totals	1	7	3	

**RES BREAKDOWN**

<b>CALC SUMMARY</b>	<b>COMPARABLE SALES</b>
Basic \$ / SQ: 250.00	Rate Parcel ID Typ Date Sale Price
Size Adj.: 0.70512819	
Const Adj.: 1.15780818	
Adj \$ / SQ: 204.101	
Other Features: 63524	
Grade Factor: 1.46	
NBHD Inf: 1.14999998	
NBHD Mod:	WtAv\$/SQ: AvRate: Ind.Val
LUC Factor: 1.00	
Adj Total: 1109011	Juris. Factor: 1.00 Before Depr: 342.69
Depreciation: 23289	Special Features: 0 Val/Su Net: 371.18
Depreciated Total: 1085721	Final Total: 1085700 Val/Su SzAd 371.18

**SUB AREA**

Code	Description	Area - SQ	Rate - AV	Undepr Value	SUB AREA DETAIL					
					Sub Area	% Usbl	Descrip	% Type	Qu	Ten
GLA	Gross Liv Ar	2,925	204.100	596,995						
Size Ad	2925	Gross Area	2925	FinArea	2925					
		Net Sketched Area: 2,925		Total: 596,995						

**IMAGE**

**AssessPro** Patriot Properties, Inc

**MOBILE HOME**

Make:		Model:		Serial #:		Year:		Color:	
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**SPEC FEATURES/YARD ITEMS**

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value
3	Garage	D	Y	1	20X10	G	GD	2011	34.38	T	4.8	102			6,500			6,500

More: N

Total Yard Items: 6,500

Total Special Features:

Total:

6,500